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8 UNITED STATES DISTRICT COURT  
9 SOUTHERN DISTRICT OF CALIFORNIA  
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11 CIPRIANO RAMIREZ <i>et al.</i> ,	)	Civil No. 09cv1931-L(POR)
12 Plaintiffs,	)	<b>ORDER DISMISSING ACTION AND EXPUNGING NOTICE OF <i>LIS</i> <i>PENDENS</i></b>
13 v.	)	
14 SCME MORTGAGE BANKERS, INC. <i>et</i>	)	
15 <i>al.</i> ,	)	
16 Defendants.	)	

17 In this mortgage foreclosure action, Defendant Aurora Loan Services, LLC (“Aurora”)
 18 filed a motion to dismiss due to Plaintiffs’ failure to file an amended complaint and a motion to
 19 expunge the notice of *lis pendens*. Plaintiffs did not file an opposition to either motion. For the
 20 reasons which follow, Aurora’s motions are **GRANTED**.

21 Previously, Aurora had moved to dismiss pursuant to Federal Rule of Civil Procedure
 22 12(b)(6) and to expunge the notice of *lis pendens*. The motion to dismiss was granted. (Docket
 23 no. 9.) The complaint was dismissed in part with prejudice and in part with leave to amend. The
 24 motion to expunge was denied without prejudice. Plaintiffs neither timely filed an amended
 25 complaint nor a notice of intent not to file an amended complaint. Accordingly, the complaint is
 26 **DISMISSED WITH PREJUDICE** as to Aurora. *See Edwards v. Marin Park, Inc.*, 356 F.3d
 27 1058, 1065 (9th Cir. 2004) (dismissal pursuant to Federal Rule of Civil Procedure 41(b)).

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1 In addition to Aurora, Plaintiffs named SCME Mortgage Brokers, Inc. (“SCME”),  
 2 GMAC Mortgage (“GMAC”) and Cal-Western Reconveyance Corporation (“Cal-Western”) as  
 3 Defendants. Cal-Western, as the foreclosure trustee, filed a declaration of nonmonetary status  
 4 pursuant to California Civil Code Section 2924l. (Docket no. 7.) It agreed to be bound by  
 5 whatever order or judgment is issued by the court regarding the subject deed of trust. Cal. Civ.  
 6 Code § 2924l(b). No party has timely objected to Cal-Western’s declaration. *See id.* § 2924l(c)-  
 7 (e). Accordingly, the complaint is **DISMISSED WITH PREJUDICE** as to Cal-Western.

8 None of the remaining Defendants have been served with process.<sup>1</sup> As to GMAC,  
 9 Plaintiffs filed a document erroneously styled as a Certificate of Service. (*See* docket no. 4.)  
 10 The document indicates that Plaintiffs sent a request for waiver of service of summons. *See* Fed.  
 11 R. Civ. Proc. 4(d). Nothing in the record indicates that GMAC signed the waiver. Plaintiffs did  
 12 not file a certificate of service indicating that they subsequently attempted to serve GMAC with  
 13 the summons and the complaint. Nothing in the record indicates that Plaintiffs attempted to  
 14 obtain a waiver from or serve SCME in any manner at all. No proof of service of summons and  
 15 the complaint has been filed as to these Defendants. *See id.* 4(l) (requiring the filing of a proof  
 16 of service). The complaint was filed on September 3, 2009; accordingly, the time to serve has  
 17 long passed. *See id.* 4(m) (120 days after the complaint is filed). Based on the foregoing, the  
 18 complaint is **DISMISSED WITHOUT PREJUDICE** as to the remaining Defendants.

19 Simultaneously with filing the complaint, Plaintiffs recorded a Notice of Pendency of  
 20 Action referencing the instant action with respect to their real property. (Request for Judicial  
 21 Notice Ex. A & docket no. 2.) “[T]he court shall order the notice expunged if the court finds  
 22 that the pleading on which the notice is based does not contain a real property claim.” Cal. Code  
 23 Civ. Proc. § 405.31; *see also Id.* § 405.5 & 28 U.S.C. § 1964 (state law *lis pendens* provisions  
 24 apply in federal court). This action has been dismissed. Accordingly, no real property claims  
 25 remain in this action. Aurora’s motion to expunge *lis pendens* is therefore **GRANTED**.


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 27 <sup>1</sup> While it appears that Cal-Western also was not properly served, it has waived any  
 28 objection to the service of process by filing the declaration of nonmonetary status. *See* Fed. R.  
 Civ. Proc. 12(h).

1 Based on the foregoing, Aurora's motions to dismiss and expunge the notice of *lis*  
2 *pendens* are **GRANTED**. The action is **DISMISSED WITH PREJUDICE** as to Defendants  
3 Aurora Loan Services, LLC and Cal-Western Reconveyance Corporation pursuant to Rule 41(b).  
4 The action is **DISMISSED WITHOUT PREJUDICE** as to the remaining Defendants pursuant  
5 to Rule 4(m). Plaintiffs' notice of *lis pendens* is **EXPUNGED**.

6 **IT IS SO ORDERED.**

7  
8 DATED: January 3, 2011

9   
10 M. James Lorenz  
11 United States District Court Judge

12 COPY TO:

13 HON. LOUISA S. PORTER  
14 UNITED STATES MAGISTRATE JUDGE

15 ALL PARTIES/COUNSEL  
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